



SECTOR-37D					
20.5890	AREA		PERCENTAGE		%
	ACRES	SQ.MTS	%	SQ.MTS	

Category	Area (Acres)	Area (Sq.Mts)	Percentage (%)	Area (Acres)	Area (Sq.Mts)	Percentage (%)
TOTAL DEVELOPABLE AREA	31.999	13028.307				
Open Area (GREEN/PARK)	1.544	6190.045	7.50	1.840	6911.130	7.67
Community Facilities	2.099	8192.079	30.00	2.961	11622.901	36.31
Commercial Area (Categorized as total developable area)	0.824	3202.824	4.00	0.824	3192.964	4.00
Area Under Ponds (Categorized as total developable area)	12.509	48525.543	65.00	10.066	47796.045	48.89
Total permitted Residential + Commercial area	11.383	54126.387	65.00	10.890	45868.869	53.88
Permissible Density	240-400 pop	Minimum Required		234.52		
Achieved Density @ 18 persons per plot	243.26	888	Achieved	243.00	324.000	

CLASSIFICATION OF PLOTS					
TYPE	SIZE OF PLOT		AREA OF PLOT	NO. OF PLOTS	TOTAL AREA OF PLOTS
	SQ.MTS	SQ.MTS			
A	7.50	19.99	149.92	59	8845.58
B	6.70	20.00	134.00	157	21038.00
C	6.70	15.00	100.50	92	9246.00
M			IRREGULAR SIZE	16	1606.47
TOTAL				324	40736.05

CLASSIFICATION OF FROZEN PLOTS					
TYPE	SIZE OF PLOT		AREA OF PLOT	NO. OF PLOTS	TOTAL AREA OF PLOTS
	SQ.MTS	SQ.MTS			
A	7.50	19.99	149.925	37	5647.225
B	6.70	20.00	134.000	62	8308.000
C	6.70	15.00	100.500	33	3223.500
MISC.			IRREGULAR SIZE	16	1606.47
TOTAL				166	20587.195

VEGETABLE/ MILK BOOTH	SQ.MTS	SQ.MTS	SQ.MTS
	6.02	4.36	26.25
TOTAL			26.25

GREEN AREA CALCULATION		
	SQ.M.	ACRES
G1	1403.980	0.347
G2	1614.970	0.399
G3	1107.010	0.274
G4	312.210	0.077
G5	376.810	0.093
G6	295.850	0.073
G7	505.720	0.125
G8	559.820	0.138
G9	380.750	0.094
TOTAL	6557.120	1.620

- COMMERCIAL
- COMMUNITY FACILITY
- SERVICES
- GREEN

50.57% PLOT FROZEN BY DEPARTMENT AREA 20587.195 SQ.MTS / 5.087 ACRES

To be read with Licence No. 06 of 2021 dated 05/08/2021

This is the Layout plan for an area measuring 20.5890 acres (Drawing No. DTCP/... dated... of... comprising of license which is meant for residential purposes. The area is located in Sector 37-D, Gurgaon. The area is owned by M/S Signature Global Developers Pvt. Ltd. The layout plan is prepared by the Gurgaon Municipal Corporation, Gurgaon. The layout plan is subject to the approval of the Gurgaon Municipal Corporation, Gurgaon. The layout plan is subject to the approval of the Gurgaon Municipal Corporation, Gurgaon. The layout plan is subject to the approval of the Gurgaon Municipal Corporation, Gurgaon.

- This Layout Plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the related agreement.
- The plot area of the colony shall not exceed 65% of the net planned area of the colony. The entire area reserved for commercial purposes shall be taken in consideration for calculation of the area under plots.
- The demarcation plans as per site of all the Residential Plots and Commercial site shall be got approved from this Department and construction on these sites shall be governed by the Haryana Building Code, 2017 and the zoning Plan approved by the Director, Town & Country Planning, Haryana.
- For proper planning and integration of services in the area adjacent to the colony, the collector shall abide by the directions of the DTCP for the modification of layout plans of the colony.
- The reserved area falling in the colony shall be kept free for circulation/requirements as shown in the layout plan.
- The collector shall abide by the directives of the DTCP, Haryana and accordingly shall make necessary changes in the layout plan for making any adjustment in the alignment of the peripheral roads, internal road circulators or for proper integration of the planning proposals of the adjoining areas.
- No property/plot shall derive access directly from the carriage way of 30 metres or wider sector road if applicable.
- All green belts provided in the layout plan within the licensed area of the colony shall be developed by the collector. All other green belts outside the licensed area shall be developed by the Haryana Urban Development Authority/collector or the directors of the Director, Town and Country Planning, Haryana or in accordance with terms and conditions of the agreement of the license.
- At the time of demarcation plan, if required percentage of organized open space is reduced, the same will be provided by the collector in the licensed area.
- No plot will derive an access from less than 9 metres wide road which means a minimum clear width of 9 metres between the plots.
- Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
- The portion of the sector development plan made green belts as provided in the Development Plan if applicable, which form part of the licensed area shall be transferred free of cost to the government on the lines of section 20(3)(a) of the Act No. 16 of 1975.
- The site plan shall be approved subject to the conditions that these plots should not have a frontage of less than 7.5m or less than the permitted frontage when demarcated.
- That you will have to approach to the regularization of the boundaries of the license through the direct cost services. The decision of the competent authority shall be binding in all respects.
- The rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification is applicable.
- The collector/owner shall use only Light-Emitting Diode lamps (LEDs) fitting for internal lighting as well as Campus lighting.
- The collector/owner shall ensure the installation of Solar Power Plant as per provisions of Haryana Solar 19.10.2019 Power dated 19.10.2019. Haryana Government, Renewable Energy Department vide notification No. 19.10.2019 Power dated 19.10.2019.
- That the collector/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 19.10.2019-Power dated 19.10.2019 issued by Haryana Government Renewable Energy Department.
- That the collector/owner shall strictly comply with the directions issued vide notification No. 19.10.2019-Power dated 19.10.2019 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Code.



PROJECT AND ADDRESS:
LAYOUT PLAN OF PROPOSED RESIDENTIAL PLOTTED COLONY UNDER DELAY IN SECTOR-37D, GURGAON, OVER AN AREA OF 20.589 ACRES BEING DEVELOPED BY SIGNATURE GLOBAL DEVELOPERS PVT. LTD

OWNER'S NAME:
M/S SIGNATURE GLOBAL DEVELOPERS PVT. LTD

OWNER'S NAME:
SITE LAYOUT PLAN

OWNER'S SIGNATURE: ARCHITECT SIGNATURE:

